



St. Armands REJECTS Hotel Usage

Dear City Commissioners, City Manager, and City Attorney,

(cc: our members, the local press, and various members of City government and the public)

At the upcoming Regular City Commission Meeting on Monday, November 21, 2022, **Agenda Item V.1 (Board Actions)** reads “Report Re: St. Armands Special Business Neighborhood Improvement District (BID) request to consider changes to the Commercial Tourist (CT) Zoning District”. **It is believed that the BID will be asking for zoning text amendments to allow hotel usage on St. Armands, among other things.**

Five points:

(1) BID Charter Violation: This past February, the City Attorney sent [this memo](#) to the City Commission detailing why the BID Charter FORBIDS them from asking for zoning changes. Is the City opening itself up to a lawsuit by allowing the BID to ask for this again?

(2) Zoning District Violation: The City’s own definition of the St. Armands Commercial Tourism (CT) District is “**to serve the nonresidential needs of tourists by providing a variety of goods and services for tourists**” ([Sec. VI-501](#)). Adding hotel usage is in direct violation of this definition, so that this

definition itself would have to be changed. Why do this? Other than somebody wanting to do this, where is the current data that says this is a good idea?

(3) Gateway Drug: Per the BID's earlier attempt to do this same thing over the past year, it is believed that what the BID is ultimately after is a comprehensive plan change to allow taller commercial buildings so that they can have an extra floor of hotel rooms, and parking concessions so that they don't have to provide on-site parking spaces for those hotel rooms. They will need you to tear up the City's 20+ year old [Coastal Islands Overlay District](#) and its many protections. Are you willing to go on record saying that you'd be willing to do this? Give them these zoning text amendments, and it is believed that they will be right back in front of you for more, and then more, and then more.

(4) No Traffic Impact is Ludicrous: Like it or not, St. Armands Circle is one of the City's worst traffic choke points. It is the only way to get from the City to Lido Beach and Longboat Key, and these streets run through a pedestrian shopping district and our residential neighborhood. To think that the years-long construction of up to a hundred taller buildings along these busy roads, the additional people crossing the streets, and the additional vehicles driving and parking will have no impact on traffic is ludicrous. What does the Longboat Key town government think about this? What does the City's bond counsel think about the effective loss of paid parking spaces from this scale and duration of construction, spaces required by the bond covenant for the St. Armands parking garage? Residents are already on-edge about the unprecedented six-week winter festival that was approved by the last City Commission.

(5) NOT Attainable Housing: Do not be fooled by any promise of more housing for our hometown heroes. Commercial property owners will be seeking top dollar from upscale boutique hotel rooms and AirBnB weekly beach rentals.

Per our recent Annual Member Survey with close to half of all St. Armands households participating, an astounding 90% of our residents do not want a commercial height increase on St. Armands, and 87% of our residents do not think the City's definition of the St. Armands Commercial Tourism (CT) District should be changed to allow hotel usage and the potential for AirBnB's .

Accordingly, we ask you to take no action on Agenda Item V.1, or to reject it categorically.

[Click Here to Visit the Association Website](#)

Sincerely,

Chris Goglia, President

St. Armands Residents Association

With the Approval of our Board of Directors

This message was sent to you by the St. Armands Residents Association

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<https://starmands.org/>

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